



# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

## AGENDA

### (Zoning) Board of Adjustment Meeting\*

Monday, August 3, 2020, at 3:30 P.M.

**VIA - VIDEOCONFERENCING**

#### Call to Order

**ITEM 1:** Discuss and take appropriate action to elect a member to serve as Vice-Chairperson.

**ITEM 2:** Discuss and take appropriate action regarding February 19, 2020, Minutes.

#### General Agenda Comments

*This videoconferencing meeting is being used to allow Board members, staff and public participants to join the meeting in the following manner:*

Anyone may join the meeting via videoconference at [www.zoom.us/join](http://www.zoom.us/join) or via telephone by calling **1-346-248-7799**; meeting ID **912 5595 2930**; and Password **976527**.

*If you join the meeting via Videoconferencing and want to address the Board on an agenda item, you will need to have your camera on and hold up your hand when the Chairman calls for public comment and you will be recognized by the Chairman to address the Board and will be allowed a total of three (3) minutes to provide comments regarding the posted agenda item for which the request to speak was submitted and you may speak during this item or during the Board's consideration of individual items in accordance with City Council Rules of Procedure. The three (3) minute time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed. You may also email your comments to be read at the meeting to: [dragland@decaturtx.org](mailto:dragland@decaturtx.org) before and during the meeting on Monday, August 3<sup>rd</sup>. Please provide your name, address and the agenda item number.*

#### Public Hearing Items:

**ITEM 3:** **ZBA2020-02** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding accessory structure regulations for the property identified as Lot 5, Block 6, Terrell Addition and more commonly referred to as 902 N. Church St., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.6 "Accessory Structure Regulations," Subsection 7.6.1 "Accessory Structures in Residential Districts," B. "Side Yard" to allow the existing detached accessory structure to encroach one foot (1') into the required three foot (3') side yard setback along the northern property line. (Property Owner Diana Mares)

**ITEM 4:** **ZBA2020-03** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding accessory structure regulations for the property identified as Lot 5, Block 6, Terrell Addition and more commonly referred to as 902 N. Church St., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.6 "Accessory Structure Regulations," Subsection 7.6.1 "Accessory Structures in Residential Districts," Item C. "Rear Yard" to allow an existing detached accessory structure to encroach three and six tenths feet (3.6') into the required ten foot (10') rear yard setback along the eastern property line, where no alley exists. (Property Owner Diana Mares)

**ITEM 5:** **ZBA2020-04** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding accessory structure regulations for the property identified as Lot 2, Block 2, Meadowbrook Phase 1 and more commonly referred to as 208 Meadowbrook Ln., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.6 "Accessory Structure

Regulations,” Subsection 7.6.1 “Accessory Structures in Residential Districts,” Item C. “Rear Yard” to allow an existing detached accessory to encroach three and two tenths feet (3.2’) into the required ten foot (10’) rear yard setback along the western property line, where no alley exists. (Property Owner Lori Sherwood)

**ITEM 6:**        **ZBA2020-05** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards for the property identified as Lot 3, Block 9, South Decatur Addition and more commonly referred to as 704 S. Trinity St., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 5, “Zoning Districts,” Section 5.1 “Zoning Districts Established,” Subsection 5.1.3 “SF-2, Single Family Residential District,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow an existing residential structure to encroach three and nine tenths feet (3.9’) into the required twenty-five foot (25’) front yard setback along south Trinity Street. (Property Owner Michael Lee)

**ITEM 7:**        **ZBA2020-06** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards for the property identified as Lot 3, Block 9, South Decatur Addition and more commonly referred to as 704 S. Trinity St., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 5, “Zoning Districts,” Section 5.1 “Zoning Districts Established,” Subsection 5.1.3 “SF-2, Single Family Residential District,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow an existing residential structure to encroach eleven and two tenths feet (11.2’) into the required twenty-five foot (25’) front yard setback along west Collins Street. (Property Owner Michael Lee)

**Non-Public Hearing Items:**

**ITEM 8:**        Discuss and approve Revised 2020 Meeting Schedule.

**For Your Information Items:**

**ITEM 9:**        New and/or future business items.

- a. September 9, 2020, meeting currently has no (0) Planning applications. Application submittal deadline is **Tuesday, August 18, 2020**, by 11 a.m. Meeting will be a virtual only meeting.

**Adjournment**

Prepared and posted this 31<sup>st</sup> day of July 2020, in accordance with Chapter 551, Texas Government Code.



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Dedra D. Ragland, AICP  
Director of Planning and Development